



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Jonathan Kirschenbaum, AICP, Development Review Specialist
Joel Lawson, Associate Director Development Review

DATE: April 12, 2023

SUBJECT: BZA Case 19943B (1700 Pennsylvania Avenue, NW) to request a minor modification to architectural plans approved by the Board of Zoning Adjustment.

I. RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the minor modification for a previously approved application to modernize an existing office building under Board of Zoning Adjustment (Board) order numbers 19943 and 19943A, pursuant to Subtitle Y § 703.

The proposed change in uses would not change the material facts upon which the Board based its original approval of the project and are not related to the original relief granted by the Board.

II. LOCATION AND SITE DESCRIPTION

Address	1700 Pennsylvania Ave, NW
Legal Description	Square 168, Lot 0050
Zoning	D-5/D-6
Ward and ANC	2/2A
Lot Characteristics	Irregularly shaped corner lot measuring 156 ft. by 85 ft. by 163 ft. The lot is bounded by Pennsylvania Avenue, NW to the north, 17th Street, NW to the east, G Street, NW to the south, and office buildings to the west.
Adjacent Properties and Neighborhood Character	Office buildings and commercial buildings.
Existing Development	<p>The property is improved with an 11-story and penthouse office building.</p> <p>The applicant received variance relief under order no. 19943 to construct a penthouse in the vicinity of the White House and to provide only one loading dock where two would be required.</p> <p>The Board of Zoning Adjustment also granted a modification of consequence under order no. 19943A to permit minor changes to the size of the penthouse. A modification was also granted for interior layout changes</p>

	throughout the building, which were not related to the relief granted. The expansion and penthouse construction approved under these previous orders has been completed.
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III. DESCRIPTION OF MODIFICATION

The previously approved plans under order no. 19943A showed retail use on the first floor and office uses on the second and third floors. The applicant requests a minor modification to amend the previously approved plans to change the use for:

- The first-floor retail space to museum, visitors center, and retail space, and
- A portion of both the second and third floors from office space to museum and visitors center space.

The museum and visitor center space would be potentially leased to the White House Historical Association. The applicant states the proposed new uses would create an interactive experience about the White House, contain a gift shop open to the public, and contain some meeting and office spaces for the staff.

IV. ANALYSIS

Subtitle Y § 703.3 defines minor modifications as “*modifications that do not change the material facts upon which the Board based its original approval...*”.

The applicant affirms that the proposed uses would meet the matter-of-right use permissions of the D-5 and D-6 zones and would not result in the need to obtain additional zoning relief. The proposed uses would further the intent of both zones to permit high-density mixed-use development. OP finds that the proposal would not change the material facts upon which the Board based its original approval.

V. AGENCY COMMENTS

No agency comments were received from other District agencies as of the date of the filing of this report.

VI. ANC COMMENTS

ANC comments had not been added to the record as of the date of the filing of this report.

VII. COMMUNITY COMMENTS TO DATE

No community comments had been filed to the record as of the date of the filing of this report.

Attachment: Location Map

